

**Town of La Pointe Zoning
Town Plan Commission Work Shop Minutes
Thursday, September 24, 2009**

Town Plan Commission (TPC) Members Present: Ted Pallas; Chair, Larry Whalen (arrives at 2:10 PM), Greg Thury, Ron Madich, Carey Baxter, Suellen Soucek (6)

Town Plan Commission Members Absent: Charles Brummer; Vice-Chair (1)

Public Present: Dick Hoffman (1)

Town Staff Members Present: Jennifer Croonborg; ZA, Jessica Hatch; ZCA (2)

I. Call to Order/Roll Call

TPC Chair Pallas calls the meeting to order at 1:04 pm at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

Dick Hoffman would like the TPC minutes to reflect a recent Town Board motion from their September 8, 2009 meeting which he reads the following into the record: "Motion to submit the draft revisions and newly created Ordinances to the Town's attorney (without "Subdivisions" or "Zoning") for review before sending to General Code. BF/LW 4 ayes. MC Discussion followed regarding the possibility of completing all parts of the project without Zoning and holding off on Zoning until it is in form that the Town wants." Hoffman submits the motion for record in the Official Zoning Minutes Book.

III. Zoning Ordinance Revision Project

a. Review and Discussion RE: Zoning Ordinance Section 4: "General Provisions"

1. Section 4.1: "Application of Regulations"

No changes are made to Section 4.1: "Application of Regulations."

2. Section 4.2: "Standard District Regulations"

- No changes to Section 4.2.1: "Yard Requirements."
- In Section 4.2.2: "Height Exceptions" add "and/or decorative cupola" to the first sentence to read: "A chimney *and/or cupola* shall be allowed..." Add the sentence ***"Wind Generators may extend beyond the (35) foot height regulation of this Ordinance,"*** before the last sentence of this paragraph.
- No changes to Section 4.2.3: "Visual Clearance at Intersections"
- No changes to Section 4.2.4: "Access Driveways"
- In Section 4.2.5: "Lot Sizes:" add a new ***"4.2.5.C: Legally recorded substandard lots of record as of the effective date of the Ordinance may be joined provided the new lot is less substandard."*** Change the current 4.2.5.C & D to ***"4.2.5.D & E."*** Change the current "4.2.5.D All Land Divisions shall and do require a Certified Survey Map. Refer to Technical Memorandum #3 Section III and/or Section IV," to read ***"4.2.5.E All Land Divisions, Combinations, and Reconfigurations shall and do require a Certified Survey Map. Refer to Technical Memorandum #3 Subdivision Ordinance."***
- Change "4.2.6 Accessory Uses and Structures: Any permanent, roofed structure serving as an accessory if attached to the principal building, shall be considered a part of the principal building. It shall conform to the setback and other dimensional requirements of the district within which it is located. All other

accessory structures shall also conform to the setback requirements required of the principal building in the district within which it is located.” To “**4.2.6 Accessory Uses and Structures: Any permanent, roofed structure serving as an accessory not attached to the principal building/dwelling. It shall conform to the setback and other dimensional requirements of the district within which it is located.**”

Larry Whalen arrives at 2:10 PM.

Discussion on Accessory Structures, Principal Buildings and Principal Dwellings. It is said there is a need for a definition for “Principal Building and Principal Dwelling.” TPC review the list of Accessory Structures allowed without Land Use Permit proposed previously by the TPC. It is decided to have such a list in the Ordinance. The following will be included under Section 4.2.6: “**4.2.6.B. Accessory Structure Allowed Without Land Use Permit includes but not limited to the following:**”

- **Utility Towers and/or antennas less than 35’**
- **Satellite Dishes**
- **Solar Collectors**
- **Kennel not to exceed 160 square feet**
- **Birdhouses and Birdfeeders**
- **Chicken Coops not to exceed 160 square feet**
- **Tree Houses for children**
- **Hunting Blinds**
- **Brick BBQ’s**
- **Playground Equipment**
- **Residential Compost Containers**

It is said that “stairs” need to be considered in the future.

3. **Section 4.3: “Supplementary Regulations”**

Chair is communicating with Attorney Fauerbach on this matter of “Special Uses,” Chair Pallas will have model Ordinances for the TPC to review for the next meeting.

- b. **Review and Discussion RE: Zoning Ordinance “Zoning Schedules Dimensional Requirements”**
Not discussed.
- c. **Review and Discussion RE: Zoning Ordinance Section 3: “Zoning Districts”**
Not Discussed.
- d. **Review and Discussion RE: Zoning Ordinance Section 2: “Definitions”**
Not Discussed.

IV. Future Agenda Items

- Review and Approval of Meeting Minutes: 09-16-09 Regular Monthly Meeting & 09-24-09 Workshop
- 2010 Budget
- Irvine: CSM
- Collins: Amended Permit Application for Addition/Alteration
- Rex: Fire #/Driveway Extension
- Ashland County Housing Authority: Fire #/Drive/Fill Permits
- Ashland County Housing Authority: Fire #/Drive/Fill Permits

V. Schedule Next Meeting

Special Monthly Meeting - Wednesday, September 30, 2009 - 5 PM at the Town Hall.

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VI. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 5 aye. Motion Carries. Meeting ends at 3:17 PM.

Draft Town Plan Commission Minutes respectfully submitted by Zoning Clerical Assistant, Jessica L. Hatch on Friday, September 25, 2009.

Town Plan Commission minutes are approved as submitted by ZCA, J. Hatch on Wednesday, September 30, 2009.